

PLANNING COMMISSION REPORT



MEETING DATE: May 24, 2006

ITEM NO. _____ GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT **Sanchez Property**

REQUEST Request to consider the abandonment of an existing roadway easement located on the west side of the property located at 7650 E. Cortez Street.

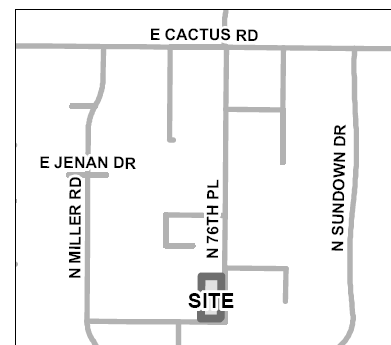
5-AB-2006

Related References:

Plan Check #1469-06 is a request to approve a new single family residence

OWNER/APPLICANT CONTACT Linda M Sanchez
480-282-7420

LOCATION 7650 E Cortez St



BACKGROUND

Background.

The 25-foot wide roadway easement located on the west side of this property was dedicated in 1971, prior to existing roadway network. Roadway dedications for E. Cortez Street abutting the property to the south and N. 76th Place abutting the property to the east were granted in 1973.

Context.

The 1-acre site currently contains a single-family home with a wall across the existing roadway easement. The site is zoned Single-Family Residential District (R1-35) and is surrounded by similar one-acre properties.

Adjacent Uses:

North: Single-family residential, zoned R1-35
East: Single-family residential, zoned R1-35
South: Single-family residential, zoned R1-35
West: Single-family residential, zoned R1-35

APPLICANT'S PROPOSAL

Goal/Purpose of Request.

This abandonment request is in conjunction with plans to construct a new house on the property. If approved, the abandonment will allow the applicant additional area to site the home.

IMPACT ANALYSIS

Departmental Responses.

City Department/Division participants concur with this abandonment request. See Department Issues Checklist (Attachment #1).

Trails.

No public trails are identified on this site on the City Trails Master Plan.

Community Involvement.

The site has been posted and the surrounding property owners have been notified, and surrounding property owners support the request. There have been no comments regarding this application.

Community Impact.

The abandonment will have no impact on the community, and will have no impact on the existing or planned street network. No utilities are necessary within this easement, and no adjacent property owners are impacted by the abandonment request. Surrounding properties will remain to have access to E. Cortez Street, N. 76th Place, and E. Poinsettia Drive.


**STAFF
RECOMMENDATION****Recommended Approach:**

Staff recommends approval.

**RESPONSIBLE
DEPT(S)
STAFF CONTACT(S)****Planning and Development Services Department**

Tim Curtis, AICP
Principal Planner
480-312-4210
E-mail: tcurtis@ScottsdaleAZ.gov

APPROVED BY

Tim Curtis, AICP
Report Author

Randy Grant
Chief Planning Officer**ATTACHMENTS**

1. Departmental Checklist
2. Context Aerial
3. Detail Aerial
4. Easements and Right-of-Ways
5. Area Trails Plan
6. City Notification Map

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Department Issues Checklist

Transportation

☒ **Support**

The abandonment will not affect the existing or planned street network for this area. This roadway easement is not needed to serve access to the property or surrounding properties. No adjacent property owners are impacted by the abandonment requests.

Trails

☒ **Support**

No public trails are identified on this site on the City Trails Master Plan.

Adjacent Property Owner Notification

☒ **Support**

The site has been posted and surrounding properties have been notified. There have been no comments regarding this request.

Public Utilities

☒ **Support**

Letters of support from the affected public utility companies are on file with the City of Scottsdale.

Emergency/Municipal Services

☒ **Support**

The abandonment will have no impact on the ability to provide emergency or other municipal services to the adjacent properties or surrounding area.

Water/Sewer Services

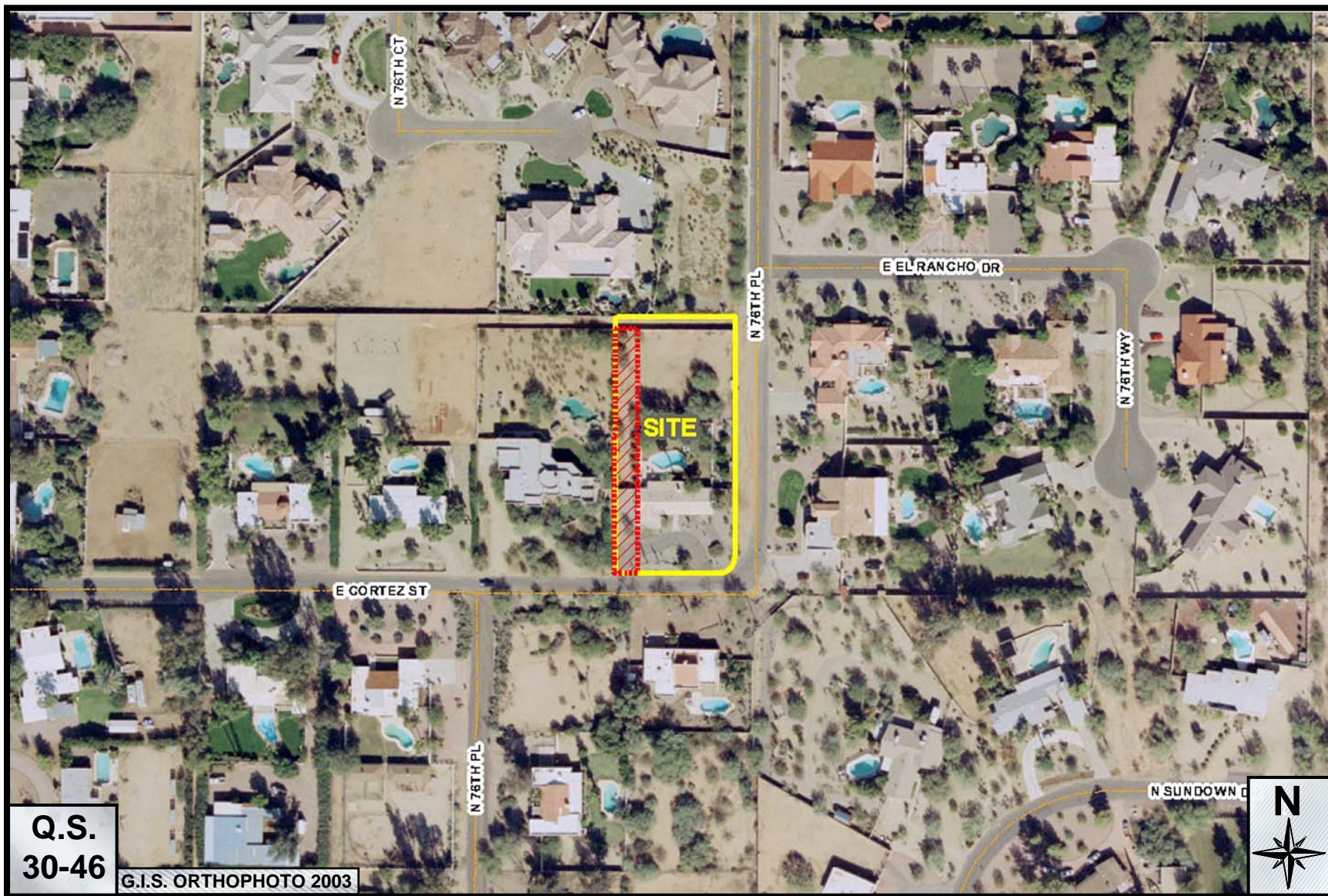
☒ **Support**

The abandonment will have no impact on water or sewer services.

Drainage

☒ **Support**

The abandonment will have no impact on drainage.





Q.S.
30-46

G.I.S. ORTHOPHOTO 2003

Sanchez Property

Legend

-  to be Abandoned
-  Site




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ATTACHMENT #2



Sanchez Property

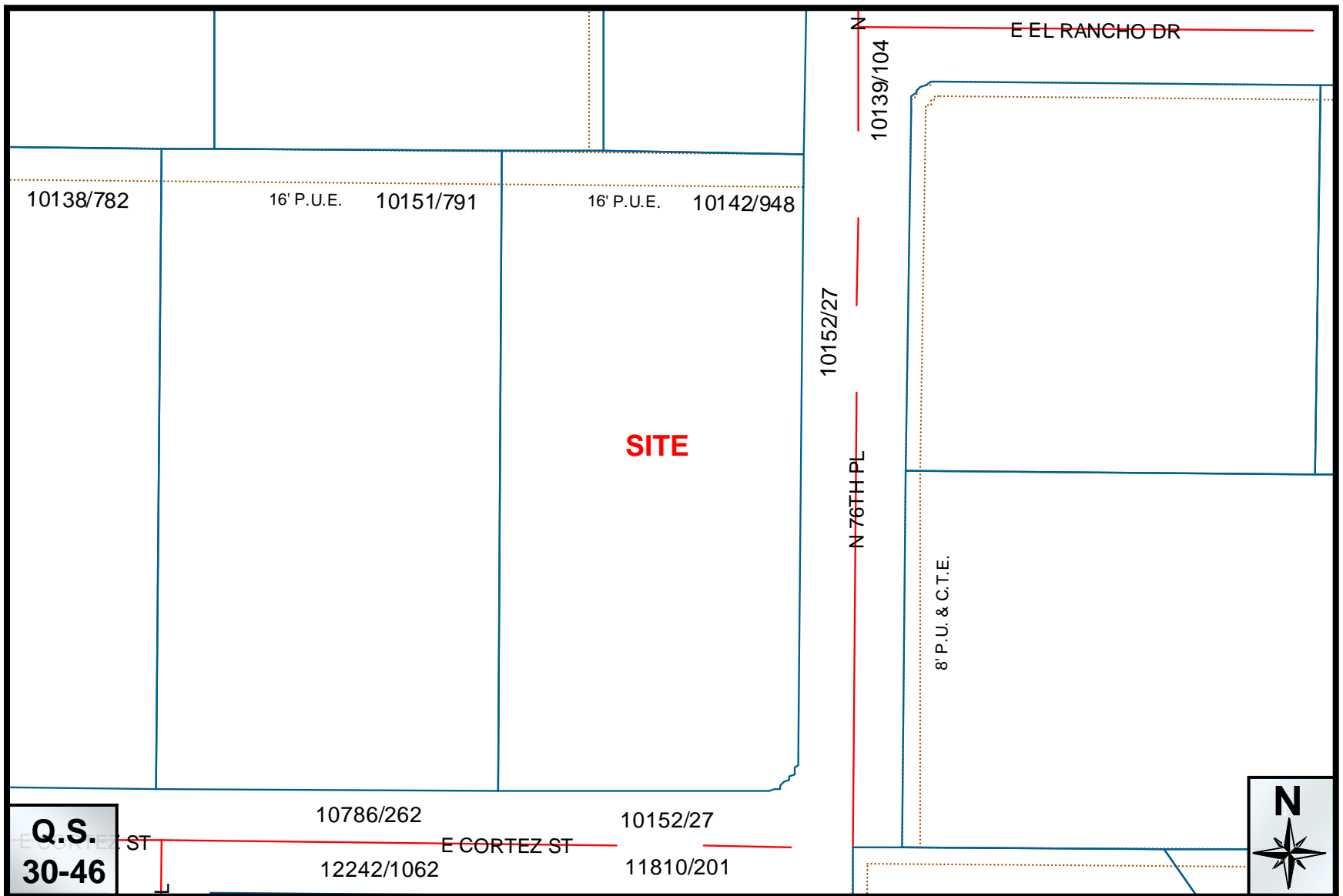
Legend

-  to be Abandoned
-  Easements
-  Site

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ATTACHMENT #3

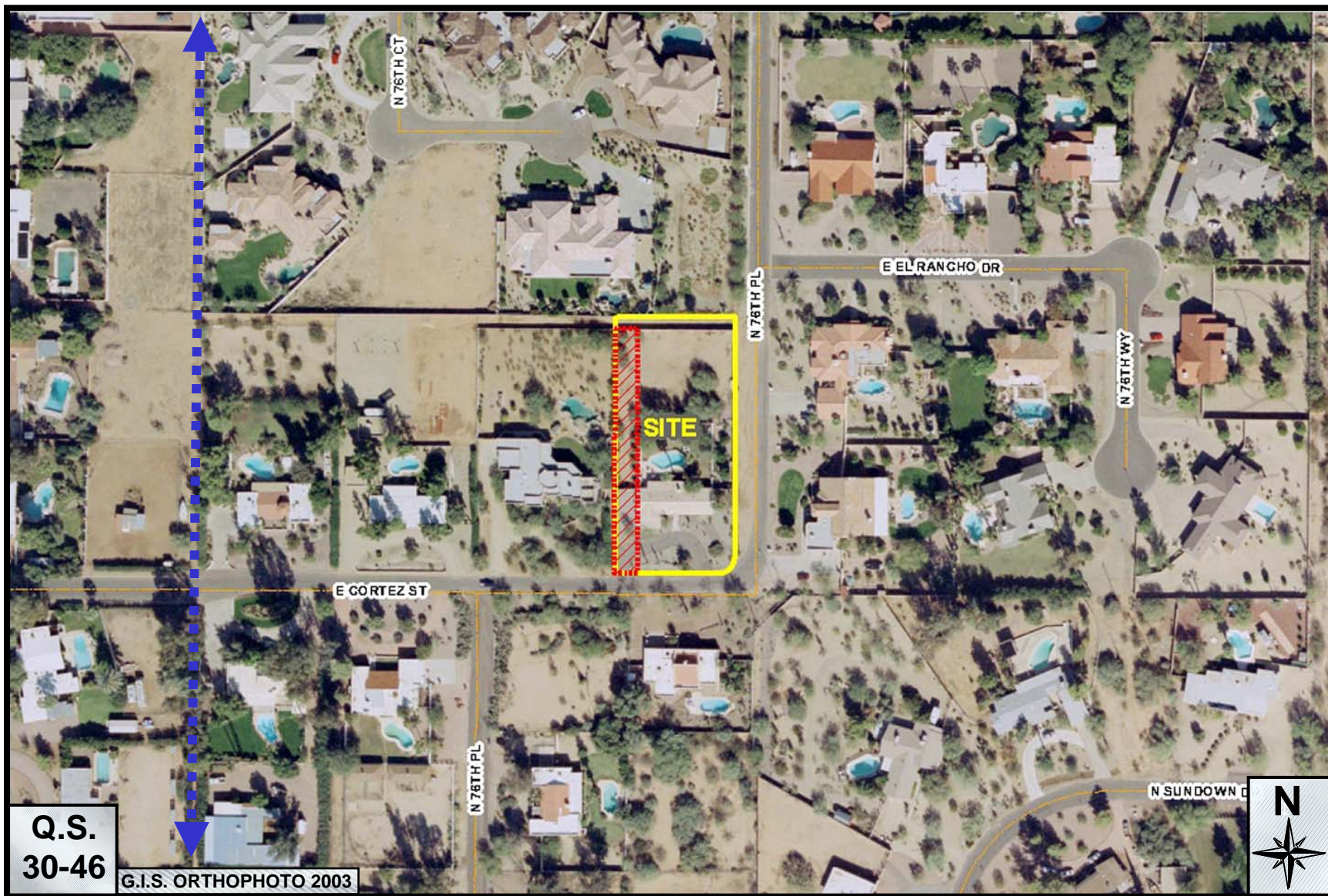
Easements & Right-of-Way Attachment #4



Sanchez Property

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Easements & Right-of-Way





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Sanchez Property

Multi-Use Trails

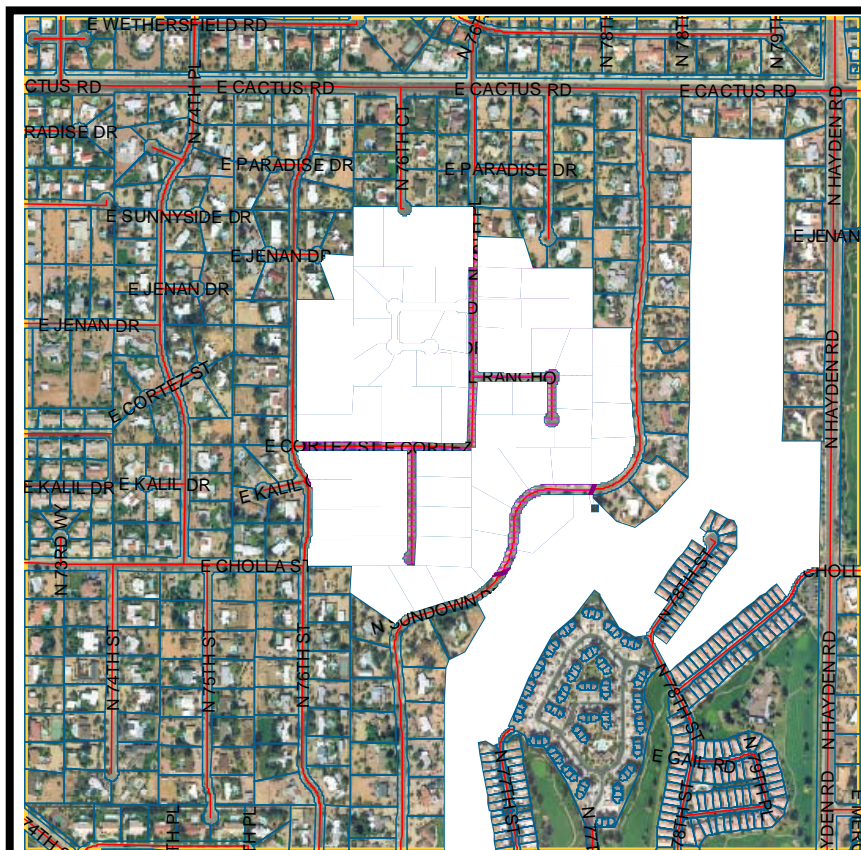
Legend

-  to be Abandoned
-  Site

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ATTACHMENT #5

City Notifications – Mailing List Selection Map



Map Legend:



Site Boundary



Properties within 750-feet

Additional Notifications:

- Interested Parties
- Coalition of Pinnacle Peak (C.O.P.P.)

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Labels pulled 5/8/06



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ATTACHMENT #6